



## City of Elyria

*Ohio's Community of Opportunity*  
Holly C. Brinda, MPA  
Mayor

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December 18, 2014

Environmental Management Support, Inc.  
Attn: Mrs. Edie Findels Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone 301-589-5318

Subject: Elyria, Ohio: U.S. EPA Brownfields Assessment Grant Application

Dear Ms. Findels Cromwell:

The City of Elyria is submitting the enclosed application for the community-wide assessment grant in the amount of \$400,000 (requesting \$200,000 for hazardous substances assessment and \$200,000 for petroleum substances assessment).

The City of Elyria (population 54,533) is located in northeastern Ohio, at the confluences of the East and West Branches of the Black River, approximately twenty-two (22) miles west of Cleveland and seven (7) miles south of Lake Erie. It is part of the Cleveland-Elyria-Mentor Metropolitan Area. The City of Elyria is the county seat for Lorain County. Elyria is dominated by natural resources, including the Black River, as well as its historic and cultural resources, that include thirty-seven (37) sites on the National Register of Historic Places.

Elyria and the northern half of Lorain County has for much of its history been an industrial, blue collar, manufacturing based economy. In Ohio, 262,383 manufacturing jobs were lost between 2001 and 2010, according to the Ohio Department of Job and Family Services. In addition, according to estimates provided by the Bureau of Labor Statistics, the Cleveland-Elyria-Mentor metropolitan area has suffered a loss of 63,600 manufacturing jobs during the same time period, which equates to approximately 24.3 percent of Ohio's total. In 1987, Elyria suffered a major setback when General Motors closed its plant, resulting in the loss of 2,000 jobs. The Ford Motor company closed the Lorain plant in 2005, directly impacting more than 2,700 workers in Elyria and throughout the county. As a result of plant closings, a significant amount of idle industrial space and brownfields have been left within the heart of the City, along the Black River. Indeed, brownfields are in many of our Census tracts and are listed within Priority Investment Areas for the City of Elyria's 2014 CDBG Annual Action Plan. They are present in Census Tract 709.01, where according to the U.S. census, nearly half of the residents are children age 18 or under, 39.2% of households are headed by a single female with 77.2% living in poverty. There are 7 schools and 3 nursing homes located within one mile of a potential brownfield on Mussey Avenue, and 8 schools and 3 day care centers located within one mile of multiple sites along Infirmary Road.

When the U.S. EPA designated portions of the Black River as "in recovery" following ten (10) years as a Federally Designated Area of Concern, we celebrated. The City of Elyria could also be defined as a city "in



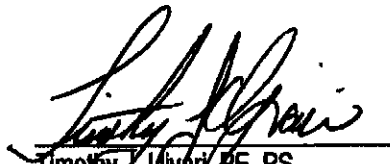
recovery," and U.S. EPA funds will help us to continue this effort. Assessment of the brownfield properties will have two-fold benefits to our community: (1) providing needed public health information and resolution of environmental and public health threats; and (2) stimulating additional leverage of the brownfield program. Funding will create opportunities for the City to cultivate further business development, economic revitalization and creation of parks and greenspace. We stand ready to commit our resources to a task we know well - the City has successfully implemented two (2) U.S. EPA Assessment grants (2006 and 2008) and made significant progress with these funds including assessing the Former Tappan Stove Manufacturing Complex. Assessments were used to develop cleanup plans and ultimately resulted in the receipt of \$1.9M Clean Ohio Fund remediation grant that will promote the reuse of the property by an adjoining site owner. Please help us to provide funding for assessment and remedial planning that will help the City realize our goals of creating additional market-ready sites for redevelopment, increasing property values and revitalizing our downtown and surrounding local neighborhoods. On behalf of the City of Elyria, thank you for your consideration and should you have any comments or concerns regarding this matter please do not hesitate to call us at (440) 326-1400.

The following information was requested as part of the Grant Application:

- a. Applicant Identification: City of Elyria, 131 Court Street, Elyria, Ohio 44035
- b. Applicant DUNS Number: 139435056
- c. Funding Requested:
  - i. Grant Type: Assessment
  - ii. Funds Requested: \$400,000 (\$200,000 each for petroleum and hazardous)
  - iii. Contamination: Both hazardous substances and petroleum
  - iv. Community-wide
- d. Location: Elyria, Ohio
- e. Property Name and Address: Not applicable (community-wide assessment).
- f. Project Director: Mr. Timothy J. Ujvari, Project Engineer, City of Elyria, 131 Court Street, Elyria, OH  
Phone: 440-326-1444; Fax: 440-326-1441; Email: [tujvari@cityofelyria.org](mailto:tujvari@cityofelyria.org)  
Chief Executive: Ms. Holly Brinda, City of Elyria, 131 Court Street, Elyria, OH 44025  
Phone: 440-326-1400; Fax: 440-326-1426; Email: [hbrinda@cityofelyria.org](mailto:hbrinda@cityofelyria.org)
- g. Date Submitted: December 19, 2014
- h. Project Period: Estimated October 1, 2015 through September 30, 2018 (not to exceed 3 years)
- i. Population: City of Elyria: 54,533 (Ref: 2010 U.S. Census)
- j. Other Factors: target sites impacted by controlled substances, recent natural disasters, primarily focusing on Phase II assessment, demonstrates firm leveraging commitments, economic disruption due to auto plant closures, economic disruption resulting in job loss, applicant is core partner of PSC

Sincerely,

  
Holly C. Brinda, MPA  
Mayor

  
Timothy J. Ujvari, PE, PS  
City Engineer

## V.B Ranking Criteria for Assessment Grants – Elyria, Ohio

### 1. Community Need

#### a. Targeted Community and Brownfields

i. Targeted Community Description - The City (population 54,533) is an industrial-based community located 7 miles south of Lake Erie and 22 miles west of Cleveland in northeast Ohio. The City is centered on the confluence of the East and West Branch of the Black River, which drains collectively 470 square miles of northern Ohio, respectively. Our location along this waterway and the presence of these natural resources were attractive to investors and developers in the past and will remain a component for attracting new opportunities in the future. Situated in Lorain County, Elyria is the county seat and has a rich history dependent upon an industrial-based, blue collar, manufacturing economy. Elyria has a unique industrial history, dating back to the mid-1800s, with the first U.S. patent for a sewing machine, invention of the “padded” bicycle seat, one-headlight automobile designed by A. Garford, and home of the early gristmill and lumber mills that harnessed the power of the Black River. By the turn of the century, Elyria’s industrial economy was booming, and would come to include prosperous legacies in automobile, glass, chemical and tool manufacturing. Over the years, industry declined and the legacy of closed industrial operations significantly impacted our community and environment, with thousands rendered unemployed and hundreds of acres of property idled. The Black River bore the industrial legacy as well, with a no-contact order in effect from 1983 to 2004 issued by the Ohio Department of Health. Inevitably meeting with the River’s declaration in 1990 as an official “Area of Concern” in the Great Lakes, the Black River is defined by U.S. EPA as one of “the state’s most polluted and environmentally impacted rivers, which empty into Lake Erie” (<http://www.blackriverrap.com/fags>). Through previous planning and inventorying activities, the City has identified nearly 100 acres of brownfields. Priority sites in Elyria include the West Branch Black River corridor and the Central Elyria/Cascade Area, per the City’s Greenway and Trail Master Plan, the Cascade Park Area Redevelopment Plan and the 2015 Comprehensive Plan. Sites in these areas pose a direct health threat due to their proximity to the Black River, potential impacts to groundwater and the location relative to the City’s most sensitive and impoverished residents.

#### ii. Demographic Information

**Table 1. Demographic Information**

	704 (North- west)	707 (E Center)	709.01 (South- west)	Elyria, OH	Lorain County, OH	Ohio Statewide	National
Population <sup>(1)</sup>	4,936	2,455	1,964	54,533	301,356	11,536,504	308,745,538
Unemployment (2012) <sup>(2)</sup>	13.0%	18.1%	18.6%	7.9%	7.7%	7.2%	8.1%
Poverty Rate <sup>(3)</sup>	24.1%	28.8%	44.4%	20.2%	14.7%	16.1%	15.7%
Percent Minority <sup>(1)</sup>	2.9%	14.7%	8.2%	16.1%	12.4%	17.3%	27.6%
Median Household Income <sup>(3)</sup>	\$37,679	\$36,077	\$24,674	\$41,459	\$50,230	\$47,030	\$55,771
Percent Hispanic <sup>(1)</sup>	28.8%	10.2%	20.5%	4.9%	8.7%	3.1%	16.3
Percent Elderly (>65) <sup>(1)</sup>	12.4%	10.8%	3.9%	14.3%	14.3%	14.1%	13%
Percent Children (<18) <sup>(1)</sup>	26.2%	28.6%	42.8%	24.2%	23.9%	23.7%	24.0%

(1) Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>.

(2) Data is from the Bureau of Labor Statistics and is available at [www.bls.gov](http://www.bls.gov).

(3) Data is from the 2010-2012 American Community Survey 3-Year Estimates and is available at <http://factfinder2.census.gov>

Note: All data from census tracts if from the 2008-2012 American Community Survey 5-Year Estimates and is available at <http://factfinder2.census.gov>

iii. Brownfields - The nature and extent of the City’s brownfields, past land uses and site activities, potential environmental contaminants and current conditions are addressed with the potential properties in Table 2. Elyria has targeted brownfield areas within the City’s South, East, Southwest and Central Census tracts and in low-to-moderate areas along the West Branch of the Black River corridor and the Central Elyria/Cascade Area. The perceived environmental impacts of these sites are contaminants generated from past operations. Assessment of targeted brownfield sites will reduce threats to public health, the environment and the watershed. The overriding concerns of these potential contaminants reaching the targeted community are two-fold: (1) the concentration of brownfields in the downtown area, which coincides with the City’s poorest and most sensitive populations (as discussed in Section 1.b); and (2) the extent of brownfields located next to the Black River. Many of these sites are located in close proximity to residential areas, parks (including Cascade Park), schools, etc. For instance, the Former Steel Manufacturing is located less than 1 mile from 7 schools. According to <http://www.ehso.com/contaminants.htm>, common contaminants at industrial properties are

perceived threats to public health and the environment and public health through human exposure to the contaminants via direct contact, airborne particulates and vapor intrusion.

**Table 2. Potential Contaminants and Health Effects of Select Targeted Brownfield Sites**

Brownfield Site/Location	Past Land Uses and Site Activities/Current Conditions	Potential Contaminants	Potential Exposure Pathways	Proximity to Potential Receptors	Health Effects
Former Steel Manufacturing - 525 Mussey Ave (South Elyria)	Manufacturing of steel pipe, tubes, fittings, and electrical conduit	Reported Leaking Underground Storage Tank (LUST); heavy metals (lead, nickel, beryllium); PCBs; dioxin; VOCs; solvents; waste oils	Direct contact, inhalation, ingestion, vapor intrusion	Located 1, 500 feet from the West Branch Black River, less than 1 mile from 7 schools	Cancer, respiratory effects, central nervous system (CNS) effects, liver, kidneys, skin
Elyria Paper & Salvage - 409 Oberlin Rd (South Elyria)	Paper and salvage operations	Chlorinated organic compounds; dioxin; furans; chloroform; resin acids; heavy metals; PCBs	Direct contact, inhalation, ingestion, vapor intrusion	Located 1500 feet from the West Branch Black River	Cancer, respiratory, CNS, liver, kidneys, skin
Metals Manufacturing - 811 Taylor St (East Elyria)	Manufacturing of fabricated metal products (springs and bolts)	Heavy metals; PCBs; dioxin; VOCs; beryllium; solvents; waste oils	Direct contact, ingestion, inhalation of particulates	Located within 100 feet of residential property.	Cancer, respiratory, CNS, liver, kidneys, skin
Metals Salvage - Infirmiry Rd and W River Rd (Central)	Metal salvage and scrap yard /vacant	Heavy metals; PCBs; dioxin; VOCs; solvents; fuels; BTEX; PAHs; lead; PCBs	Direct contact, inhalation, ingestion, vapor intrusion	Located in Census tract 709.1	Cancer, respiratory, CNS, liver, kidneys, skin
Controlled Substances - 500 Block North Street*	Illegal meth operation	Controlled substances, solvents, chemicals	Direct contact, inhalation	Rail corridor area	Respiratory problems, central nervous system, heart, blood, liver

\*(<http://www.morningjournal.com/general-news/20131017/elyria-police-bust-meth-lab>)

Real and perceived negative impacts of the brownfields include their contaminants, many that are suspected or known carcinogens and are known to cause respiratory disease, neurological damage, kidney damage, reproductive system damage, and birth defects. Based on the age-adjusted incidence rates of various types of cancer from 2007, as provided by the Ohio Dept. of Health, residents of Lorain County have an increased risk for multiple types of cancer as compared to the State of Ohio overall. Specifically, there is a 14% greater risk of brain and central nervous system cancer, 20% greater risk of leukemia, 21% greater risk of stomach cancer, 32% greater risk of skin melanoma, 36% greater risk of oral cancer, and 62% greater risk of cervical cancer. Although there are many contributing factors, it could be argued that the higher incidence of these cancers may be due to the history of industrial operations, presence of brownfields and associated pollution centered in Elyria and Lorain County. According to the Burden of Asthma in Ohio 2012 Report developed by the Ohio Department of Health, county rates for both hospital discharge rates and emergency department visit rates (per 10,000 residents) for patients with a primary diagnosis of asthma from 2005 to 2009 were significantly higher in Lorain County than the State average. The City's drinking water is drawn from Lake Erie. By their nature, surface waters are accessible and can be readily contaminated by chemicals and pathogens, with relatively short travel time from source to intake. Elyria's drinking water source protection area is susceptible to contamination from municipal wastewater discharges, air contamination deposition, runoff from residential and urban areas, oil and gas production, leaking underground storage tanks and accidental releases and spills from rail and vehicular traffic, commercial shipping and recreational boating. In addition, due to the proximity of brownfields along the lower Black River, migration of contaminants to surface and groundwater poses a serious threat to the ecosystems of the Black River watershed, as well as the residents and visitors who utilize the river for recreation.

iv. Cumulative Environmental Issues - As discussed in Section 1.a.i, the Black River flows north through Elyria and then toward the City of Lorain before discharging into Lake Erie. It is the only river system in Ohio where "the entire watershed has been designated as an Area of Concern (AOC) due to environmental degradation that could have a negative impact on one or more of the Great Lakes." (<http://www.blackriverrap.com>). Lorain County was ranked among the dirtiest/worst 10% of all counties in the U.S. in 2002 by Scorecard.org in terms of total environmental releases. It was also ranked among the dirtiest/worst 10% of all counties in terms of overall cancer risk, air emissions and added cancer risk from hazardous air pollutants. Moreover, the Clean Air Task Force ranked the diesel soot cancer risk for a resident of Lorain County as 1 in 6,954, exceeding the risk of all other air toxics by EPA combined. The risk is 144 times greater than EPA's acceptable cancer level of 1 in a million ([www.catf.us/projects/diesel/](http://www.catf.us/projects/diesel/)). Lorain County ranks 4th of 88 counties in Ohio and 138th of 3,109

counties nationally, for health risk from diesel soot. Not only will the sensitive populations of our area directly benefit from assessment of local brownfields, these assessments will also help minority communities turn the corner on environmental justice issues. According to [www.scorecard.org](http://www.scorecard.org), the distribution of environmental burdens in Lorain County is skewed toward minorities, with the ratio for added cancer risks from hazardous air pollutants at 1.68:1 (minorities:whites) and facilities emitting criteria air pollutants at 1.42:1. Elyria has also had a natural disaster that impacted the City. In June-July 2012, FEMA certified severe winds as a major disaster. <http://www.fema.gov/news-release/president-declares-major-disaster-ohio>. Impacts from this storm severely impacted several brownfield properties including the General Industries property on Olive Street. High winds caused the building to buckle and today the site is still in need of demolition funding to remove blight from the remaining portions of the structure (<http://chronicle.northcoastnow.com/2013/04/03/elyria-mayor-says-cleanup-of-general-industries-site-is-a-priority/>). This site is currently the recipient of U.S. EPA funding from the region to complete Phase I ESA and prerequisites for cleanup funding.

**b. Impacts on Targeted Community** - Census data (Table 1) for Elyria show a larger percentage of children, minorities, women of child-bearing age, single female householders, and impoverished persons within the City's urban core, than in the County or State. The concentration of brownfields in the City shows that these sensitive populations suffer disproportional exposure risks. Census tracts 701.02, 702, 704, 705, 707, 709.01, 709.02 and 714 contain significantly greater percentages of children under 18, minority populations and/or persons living below the poverty line as compared to Lorain County and the City overall. These tracts have been identified as Priority Investment Areas for the City of Elyria's 2014 CDBG Annual Action Plan. Elyria is also a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area and relevant to the brownfield properties prioritized in this application (Attachment D). In Census Tract 709.01 nearly half of the residents are children age 18 or under, 39.2% of households are headed by a single female with 77.2% living in poverty. Approximately 45% of residents are living in poverty. Other sensitive population concerns include the proximity of brownfields to schools, daycare centers, parks, hospitals/clinics, and assisted living facilities. For example, there are 7 schools and 3 nursing homes located within one mile of the Mussey Avenue property and 8 schools and 3 day care centers located within one mile of the Infirmary Road properties. Nearly all of the targeted sites are located in close proximity to the Black River. Elyria's brownfields, are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. The Average Annual Number of New Invasive Cancer Cases and Age-adjusted Mortality Rates by County and Gender in Ohio, 2003-2007 for lung and bronchus cancer mortality rate (cases per 100,000 population per year) for the County (62.4) is higher than the rate for Ohio (59.7), and is higher than the U.S. (52.5) (*Ohio Cancer Incidence Surveillance System, Ohio Department of Health, 2010*). In addition, the Average Annual Number of Cancer Deaths and Age-adjusted Mortality Rates by County and Gender in Ohio, 2003-2007 (cases per 100,000 population per year) shows the incidence rate in the County (205.9) is higher than the rate for Ohio (199.6) (*Source: Chronic Disease and Behavioral Epidemiology Section and the Vital Statistics Program, Ohio Department of Health, 2010*.) Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor and minority communities. Based on the 2009 National Health Interview Survey, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below \$35,000) is higher than that of higher income adults (26.6%), demonstrating health disparities (Vital and Health Statistics, Series 10, Number 249, December 2010). Health concerns for these sensitive populations are often intensified by poor nutrition and lack of access to adequate health care. Data collected by the Ohio Department of Health indicate that high body mass index (BMI) is an indicator of being overweight or obese. In Lorain County, 37 percent of adults are overweight, while 24.9 percent of adults are obese (Healthy County Community Profile, Lorain County, Ohio Department of Health, 2008). Being overweight or obese is associated with amplified risk for several chronic diseases, particularly if the excess body fat is deposited within the abdomen (James WPT, Jackson-Leach R, Mhurcha CN, et al, 2004). Disease outcomes associated with excess body weight include type 2 diabetes, heart disease, stroke, osteoarthritis and cancers of the breast, colon, endometrium and kidney. The proposed assessment work will provide public health data heavily-weighted toward brownfield impacts in disadvantaged areas.

**c. Financial Need**

i. **Economic Conditions** - Elyria needs the U.S EPA funding to conduct studies as prerequisites for redevelopment on several properties. The City does not have sources of funding to draw upon while recovering from a significant decrease in income tax collections. According to the City's 2012 Comprehensive Annual Financial Report (fiscal year ended December 31, 2012), the City is currently projecting a decrease of 3% in income tax collections in 2013 as compared to collections in 2012 as the City's largest manufacturer, Invacare Corporation, recently reduced their workforce by approximately 130 employees. The City is estimating a

decrease of 25% or \$640,000 in local government funding from the State of Ohio in 2013 which is in addition to the 25% or \$640,000 reduction in local government funding passed down by the State of Ohio in 2012. The City is estimating a decrease in estate tax revenue of \$839,955 in 2013 as compared to estate tax revenue received in 2012, as the State of Ohio has repealed the estate tax effective January 1, 2013.

Following the drop in 2009 income tax collections, income tax collections in the General Fund continued to rebound increasing 5% in 2012 following a 3% increase in 2011 and a 7% increase in 2010. In 2012, income tax collections received in the General Fund totaled \$18,868,216 (GAAP basis) as compared to \$18,047,407 in 2011. In general, despite a small rebound, the City is facing challenges that reflect hard decisions regarding fund balances and expenditures. This has a tremendous impact on our ability to provide basic services, let alone fund "non-essential" projects. In the coming year crimes will still need to be prosecuted, fires will still need to be extinguished, potholes will need repair, streets will need to be plowed and properties will require maintenance, and we will have to accomplish these tasks with limited resources. Relative to these essential services, a line item devoted specifically to brownfields is unfortunately not feasible. Thus, the City is unable to make the investments necessary to stimulate redevelopment. As we look at 2014 and beyond, it is critical to our economy to address existing brownfields and to ensure prevention of them through productive planning and communication. Beyond the Jobs Ohio Revitalization Fund, a new program underway in Ohio which assists only when there is a formal commitment of new jobs by a new end user, we have limited ability to obtain grant funding for other aspects of the brownfield process. Very simply, we cannot leverage cleanup funding in Ohio without federal funding for assessment. EPA funding will allow us to best utilize our limited resources in order to complete prerequisites needed to initiate the cue of the entire redevelopment process. Throughout the 1980s and 1990s, the largest employers in the City were manufacturing firms such as Invacare, General Motors and York International. Today, Invacare Corporation is the only one of these companies that still remains in Elyria. As a result, a shift of the largest employers in the City from manufacturing to service-oriented employers has occurred. According to the City's 2012 Comprehensive Annual Financial Report (fiscal year ended December 31, 2012), Invacare Corporation is the largest employer in terms of 2012 income tax revenues, followed by Lorain County Government, EMH Regional Medical Center, Elyria City School District and Lorain County Community College.

ii. Economic Effects of Brownfields - The presence of unused brownfields in the City has significant negative economic effects on the City. Business formation and job creation are essential for this community to survive. Taxes sustain infrastructure such as roads, bridges and mass transit as well as public services such as fire and police. In Ohio, 262,383 manufacturing jobs were lost between 2001 and 2010, according to the Ohio Department of Job and Family Services. In addition, according to estimates provided by the Bureau of Labor Statistics, the Cleveland-Elyria-Mentor metropolitan area has suffered a loss of 63,600 manufacturing jobs during the same time period, or 24.3% of Ohio's total. Elyria has had significant economic disruptions based on auto plant closures; including a major setback in 1987 when General Motors closed its plant, resulting in the loss of 2,000 jobs, and later in 2005 when the Ford Motor company closed the Lorain plant, impacting more than 2,700 workers in Elyria and throughout the county. Other economic disruption unrelated to auto plant closure is evident in data from the Bureau of Labor Statistics. In the period between 2008 and 2013, Elyria's employment peaked at 27,923 in July 2008 and dropped as low as 25,172 in January 2010 (a loss of 2,751 jobs) (<http://beta.bls.gov>). Moen, a manufacturer of plumbing hardware and fixtures, was also a part of this job loss, closing in 2008 and taking with it 73 jobs. ([http://blog.cleveland.com/business/2008/02/moen\\_closing\\_elyria\\_plant\\_endi.html](http://blog.cleveland.com/business/2008/02/moen_closing_elyria_plant_endi.html)). The impact of these many company closings, job losses, and decreased personal income has a ripple effect from residents to businesses to ever-tightening municipal budgets. The City relies heavily on revenue generated from local income taxes; as employment, spending, and property values expand and contract, municipal revenues follow. With sites sitting idle and blighted, they are not helping to serve our community. There is an imminent risk that major economic growth will bypass the City altogether in favor of the more urban centers of Cleveland. If substantial new economic development does not occur within our existing infrastructure, and tax revenues continue to decline, we will be hampered in our growth and progress. According to the 2010-2012 American Community Survey (ACS, <http://factfinder2.census.gov>), Elyria had over 10,968 individuals (20.2%) and over 2,300 families (16.1%) including almost half of the families with single female householders (44.9%), **living below the poverty level**. The average annual per capita income in the City was only \$21,461, the median household income was \$41,459 and 13.3% of households earned less than \$15,000.

The statistics in the distressed areas of southern and central Elyria shows that brownfields have indeed adversely impacted our community. The poverty rates in these neighborhoods, ranging from 9.1% to 44.4% for individuals and 1.9% to 46.7% for families, are significantly higher than the County's rates of 14.2% and 11.2%

(Note: Data is from the 2008-2012 American Community Survey 5-Year Estimates and is available at <http://factfinder2.census.gov>). Moreover, per capita and median household income are significantly lower in these areas as compared to the City overall and the County. Census data also illustrate the strong presence of single female householders in these areas that are living in poverty. As mentioned, all of the census tracts listed in Table 1 have been identified as Investment Areas for Elyria's 2014 CDBG Annual Action Plan, due to the prevalence of LMI residents. Clearly, economic disinvestment and creation of brownfields has had significant negative impacts on southern and central Elyria, where many of our targeted brownfield sites are located. Assessment, cleanup and redevelopment of these sites are needed to generate new economic investment in our distressed areas.

The current economic conditions have resulted in lower incomes, increased poverty, job losses, and reduced tax revenues and municipal budgets. These economic conditions drain local resources, leaving nothing left to address brownfields. Our situation is further complicated by our significant disadvantages in attracting high-paying employers, as compared with neighboring cities in northeast Ohio, such as Cleveland. Companies are interested in large sites, and are interested in properties that are ready to build or for which there are significant economic incentives available. In the City's 2015 Plan, there is focus on infill development on brownfield properties. The City has received some developer interest for these sites; however, in light of the current economic trends and potential contamination issues at these properties, assessment funding is direly needed to incentivize redevelopment.

## **2. Project Description and Feasibility of Success**

### **a. Project Description**

i. **Project Description** - The City of Elyria will use the Community-wide Assessment Grant to incentivize brownfields redevelopment in struggling neighborhoods in the urban core of Elyria and areas along the Black River. The brownfields program approach is directed by the goals of the City's community-driven Elyria 2015 Comprehensive Plan (located online at <http://www.cityofelyria.org>). Rather than to continue to watch economy and quality of life decline, residents of Elyria decided to create a new strategy and vision for the City. The product of their input was a community-driven vision, the Elyria 2015 Comprehensive Plan which has been enhanced by supplemental plans including the Cascade Park Area Redevelopment Plan and the Greenway and Trail Master Plan. The overall goals for all three plans are to: 1) enhance quality of life for the neighborhood & city residents; 2) enhance community identity of the neighborhood; 3) develop guidelines and standards for private redevelopment improvements within the investment area; 4) recommend public improvements to sustain surrounding businesses and encourage new ecotourism symbiotic development; and 5) promote and expand upon existing ecotourism potential including Cascade Park. Assessment, remediation and redevelopment of brownfields are necessary steps to achieve those goals. Members of the planning group identified properties within the West Branch Black River corridor and the Central Elyria/Cascade Area. Sites will ultimately be selected based on: (1) U.S. EPA eligibility; (2) property location and cohesion with existing planning; (3) willingness of property owners to provide access; (4) property marketability; (5) extent/perception of contamination; and (6) potential positive community impact. Upon selection, the City will direct its environmental consultant to research local and Federal databases to ensure the properties are eligible. The grant funded assessment work will be a catalyst for redevelopment strategy in Elyria. Our program will begin with assessing the priority brownfields in the areas targeted by the Plan in concert with other community-identified sites. An inventory will be developed focusing on evaluating threats to sensitive populations and ecosystems and supporting redevelopment and, providing support for area businesses or developers that plan to purchase and redevelop smaller sites located throughout the City (typical due diligence). This approach may be revised as the project progresses if intended outputs/outcomes are not being achieved and/or community concerns arise. The City will use the grant funds to assess the priority sites. Assessment data will be used to determine the extent of brownfields contamination; evaluate exposure pathways and develop mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment planning and marketing of brownfields. As the grant project progresses, the City will integrate high-risk and developable sites identified by the community members and community organizations into the project and utilize grant funds to assess these sites. The City will assess a minimum of six (6) sites using the Assessment Grant funds. Other sites will be assessed as business/developer interest occurs during the grant project. These assessments will support smaller commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities without infringing on greenspace. The list below reflects properties that were prioritized based on the goals of the Comprehensive Plan. In addition to these sites, the City will solicit the opinion of the general public and the Brownfield Task Force (see Section 3) in order to identify and prioritize sites.

<b>Table 3. Targeted Brownfield Properties, Planned Activities and Alignment with Comprehensive Plan</b>	
<b>Site/Location</b>	<b>Planned Redevelopment Potential/Planning</b>
Former Steel Manufacturing - 525 Mussey Ave	Acquire underutilized property for redevelopment to create business expansion opportunities
Elyria Paper & Salvage – 409 Oberlin Rd.	Allocate funds toward demolishing blighted structures to increase property values and decrease crime
Metals Manufacturing – 811 Taylor Street	Create Tax Increment Financing (TIF) Districts and Special Improvement Districts (SIDs) to subsidize improvements on Taylor Street
Metals Salvage –Infirmary Rd. and West River Rd.	Improve the city's main thoroughfares through code enforcement and improvements on West River N, Oberlin
Former Ice House on Elm Street across from NSP Redevelopment Area	Corridor improvements to that site within the City's prioritized Downtown District; potential adjacent connections with a current redevelopment area

ii. **Project Timing -** The City of Elyria and a qualified environmental consultant (the project team) will lead the brownfields program (2.c.i). The City will be responsible for procuring all contractual services, selecting sites for assessment; and tracking project progress toward redevelopment. The City will lead the grant management and work to best utilize grant funds and leverage additional funding sources to promote viable revitalization. The City Engineer will be responsible for the day-to-day grant operations including: updating and maintaining the brownfields inventory; distributing information about the project to the community; submittal of required reports to the EPA, and managing the brownfield program information. An anticipated schedule of completion for grant tasks/activities is as follows: 1) Prioritization/Update of Site Criteria (Redevelopment Planning), 2-4 weeks; 2) Quality Assurance Project Plan (QAPP) 4-6 weeks ; 3) Site Specific Eligibility Analyses, 1 week; 4) Site Specific Access Agreement 1 week; 5) Phase I Property Assessment, 6-10 weeks; 6) Site Specific Sampling and Analysis Plan & Site Health and Safety Plan, 3-4 weeks; 7) Phase II Assessment; 8) 8-12 weeks (Contingent upon size/complexity of site. If groundwater is a pathway, may need seasonal samples that would extend timeframes to completion.); 9) Analysis of Brownfield Cleanup Alternatives (ABCA) or Ohio VAP Remedial Action Plan (RAP) 4-6 weeks; 10) Cleanup and Reuse Planning Meetings, 1-3 weeks for planning, public notice and implementation; 11) Public and Private Engagement Meetings; 1-3 weeks for planning, public notice and implementation.

The consultant will author a Quality Assurance Project Plan to govern the implementation of the assessment in compliance with U.S. EPA protocols. The City of Elyria, its environmental consultant partner, and community organizations identified (Sections 3c) will be involved in the inventory task, which will continue throughout the grant project period. Once a site is deemed eligible by the EPA, meetings will begin with property owners inviting the opportunity to participate, and a draft legal access agreement will be provided to potential participants of privately-owned properties that may qualify. The community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA Site Assessment procedures. Upon receipt of Phase II assessment results, the environmental consultant will work with the City, potential developer, and partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment. Contaminated sites may be entered into the Ohio EPA Voluntary Action Program (VAP). The results of assessments will be disseminated to the community through public meetings and notification of community organizations. If health threats are identified, the Ohio EPA and the Elyria City-Lorain County Health Department will be notified. If needed, the City will seek additional funding from local and state sources and/or the EPA for assessment activities and subsequent environmental response activities. The City will complete all activities on multiple properties within the required 3 years.

iii. **Site Selection -** While properties have been targeted for the purposes of identification in this application, the City understands that participation from private landholders is voluntary and that public outreach of the program will be an essential step in building partnerships and comfort with the assessment process. The sites listed in this application represent some, but not all of the potential properties that may be eligible to participate in the U.S. EPA Program. EPA funds could help to address the key areas raised by community interest. Members of the 2015 Elyria Plan planning group, through public meetings, identified sensitive areas within the West Branch Black River corridor; and the Central Elyria/Cascade Area. Elyria anticipates the process for prioritizing sites will be based on public input and on (1) U.S. EPA eligibility; (2) property location and cohesion with the Comprehensive Plan; (3) willingness of property owners to provide access; (4) property marketability and redevelopment potential; (5) extent/perception of contamination; and (6) potential positive community impact. All eligible properties will be considered. Upon selection, the City will direct its environmental consultant to research local and Federal databases to ensure the properties are eligible. The end result of the City's proposed project will be the completion of up to 10 Phase I Property Assessments (PAs), up to 11 Phase II PAs, up to 5 Remedial Action Plans/Risk Assessments/ABCAs, and associated public outreach. Our



goal is to reduce the threat of contaminants from brownfields throughout the City. Residents will benefit by having sites assessed to determine potential risks to human health and the environment, and cleanup planning completed to eventually eliminate these risks and promote redevelopment. The process for obtaining access to sites will include: 1) sharing information with owners on the program; 2) updating the City's prior U.S. EPA Phase I and II access agreements; 3) executing access agreements prior to beginning access work; and 4) updating agreements as necessary based on site needs.

**b. Task Description and Budget Table**

i. Task Description - Implementation of the City's U.S. EPA Brownfields grant will include the following tasks:

**Task 1 - Programmatic Costs:** Programmatic costs from each budget, hazardous substances and petroleum, are included for two staff to attend two EPA Brownfields Conferences and one other brownfields training program (\$500 per person, per trip). The City Engineer and Engineer's staff will provide in-kind staff resources equivalent to the remaining programmatic costs (totaling approximately \$49,000). Outputs include continuing staff training and improved brownfields knowledge.

**Task 2 - Community Outreach:** Community outreach costs of approximately \$12,000 will include travel (\$3,000), supplies (\$3,000), and contractual costs (\$6,000) for coordinating and conducting community outreach programs/meeting and travel to community outreach events. The City and a retained consultant will also provide in-kind staff labor, to be valued at approximately \$7,000 to \$10,000, to conduct outreach meetings, draft press releases, update the City website, Facebook page, and LinkedIn page, and other activities to complete community outreach programs. Outputs include up to three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

**Task 3 - Phase I and II Site Assessments:** Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry ASTM Standard E1527-05) and other ASTM standards and practices, and the Ohio VAP. The City anticipates focusing assessment funds on determining the nature and extent of the contamination at the priority sites. The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP compliance is required. Based on prior brownfield experience, Elyria estimates Phase I ESAs will cost \$3,000 to \$6,000, VAP Phase I Property Assessments will cost \$7,000 to \$9,000, and Phase II ESAs will cost \$20,000 to \$50,000. The hazardous substances budget includes contractual costs of \$165,000 based on conducting five Phase I ESAs at an average cost of \$5,000 (\$25,000 total) and four Phase II ESAs at an average cost of \$35,000 each (\$140,000 total). The petroleum budget includes contractual costs of \$174,000, based on six Phase I ESAs at an average cost of \$4,000 (\$24,000 total) and six Phase II ESAs at an average cost of \$25,000 (\$150,000 total). Outputs include completion of up to 11 Phase I ESAs and up to 10 Phase II ESAs.

**Task 4 - Cleanup Planning:** The City will conduct cleanup /redevelopment planning in accordance with the Ohio EPA Voluntary Action Program Remedial Action Plan (RAP) or Bureau of Underground Storage Tank Regulations (BUSTR) programs, or U.S. EPA Analysis of Brownfields Cleanup Alternatives (ABCA) equivalent where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$27,500 (hazardous substances) and \$18,500 (petroleum) based on completing cleanup and reuse planning at three hazardous sites and two petroleum sites. Cleanup Plans are often critical to determine the cost of redevelopment and project viability. Outputs include up to 5 completed ABCA/RAPs.

By completing this project, the City hopes to identify the brownfields that are exposing residents and the environment to contaminants; limit exposures associated with these brownfields, and bring these abandoned/underused sites back into productive use, giving residents a chance to find jobs comparable to the ones they lost. In order to evaluate its progress, the City will measure and track/document the listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). The ACRES profiles will be updated following completion of Phase I and II ESAs, Analysis of Brownfields Cleanup Alternatives (ABCAs), remediation, and/or redevelopment activities. To track and measure progress the City will: 1) evaluate project achievements against those incorporated into the grant application and work plan; 2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and 3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly-updated project spreadsheet. Measurable outcomes planned: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding, number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value, and acres of parks and greenspace preserved and created. Measurable outputs planned: Number of community meetings held, Number of ABCAs completed, Number of brownfields identified, Number of Phase I and II ESAs completed, Number of sites where cleanup planning was conducted.

The City will adjust its approach to selecting sites for funds if it appears that the project is not generating the expected outcomes.

ii. **Budget Table**

<b>Table 4. Budget Table</b>					
<b>Hazardous Substances Assessment Grant Budget Table</b>					
<b>Budget Categories</b>	<b>Task 1 Programmatic Costs</b>	<b>Task 2 Community Outreach</b>	<b>Task 3 Phase I and II Assessments</b>	<b>Task 4 Cleanup and Reuse Planning</b>	<b>Total</b>
Personnel	In kind	In kind			
Travel	1,500	1,500			3,000
Supplies		1,500			1,500
Contractual		3,000	165,000	27,500	195,500
<b>Subtotal</b>	<b>1,500</b>	<b>6,000</b>	<b>165,000</b>	<b>27,500</b>	<b>200,000</b>
<b>Petroleum Assessment Grant Budget Table</b>					
Personnel	In kind	In kind			
Travel	1,500	1,500			3,000
Supplies		1,500			1,500
Contractual		3,000	174,000	18,500	195,500
<b>Subtotal</b>	<b>1,500</b>	<b>6,000</b>	<b>174,000</b>	<b>18,500</b>	<b>200,000</b>
<b>Overall Grant Total</b>	<b>3,000</b>	<b>12,000</b>	<b>339,000</b>	<b>46,000</b>	<b>400,000</b>

**c. Ability to Leverage** - Grants can be vital for catalyzing brownfields redevelopment projects because they cover the costs of site assessment needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The table below identifies local resources that the City can readily access to support assessment and subsequent cleanup and redevelopment activities.

<b>Table 5. Leveraged Resources</b>			
<b>Source</b>	<b>Resources Leverage/Role of Resources</b>	<b>Estimated Value</b>	<b>Likelihood</b>
City of Elyria	Meeting rooms, educational materials, and staff needed for press releases, meetings/hearings, website updates maintenance of Facebook/LinkedIn to support community outreach. Staff to document site selection process and oversee grant financial transactions to support programmatic activities	Approximately \$49,000 based on 1225 hours of in kind resources(City Engineering, Staff Engineer and Engineering Staff) at an average hourly rate of \$39.60	100% City will provide in kind resources

The following existing state and federal resources are also available by application and Elyria may seek funding from these sources for follow-on project needs following the expenditure of grant funds:

- JobsOhio Revitalization Fund Program - Grants for \$200,000 for assessment, \$500,000 for asbestos-only cleanup projects, and up to \$2M for remediation activities at eligible sites with a committed redeveloper. Meetings held the week of January 13 were held to discuss potential funds for the General Industries property with Jobs Ohio team leads.
- OEPA Brownfield Revolving Loan Fund (RLF) -loans for cleanup/remediation activities.
- OEPA Urban Redevelopment Loan Program - land and building acquisition, infrastructure improvements, brownfield site remediation activities, and building renovation/demolition.
- Ohio Development Services Agency CODSA) Tax Increment Financing (TIF)- financing for public infrastructure improvements and private improvements.
- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants- additional Assessment Grants (up to \$600,000 as part of Coalition grants), cleanup (\$200,000 per grantee-owned site), and RLF (up to \$1 million).
- Great Lakes Restoration Initiative - GLRI funding has been available for "reduction of toxic substances" on brownfield sites in Areas of Concern.

The City also intends to pursue U.S. EPA Brownfields Cleanup Grants, Brownfields Revolving Loan Funds, and HUD Brownfields Economic Development Initiative (BEDI) funding as necessary to complete cleanup of sites assessed with this grant. We may also leverage non-brownfields programs, such as Tax Increment Financing (TIF) and Historic Tax Credits. The likelihood of receipt of these funds is high. The City has worked with private developers in the past to obtain capital for redevelopment projects. Since 2010, private investments from BASF, Sunrise Hospitality and Family Dollar totaled approximately \$17,755,000, creating 37 jobs. In addition,

for the Garden Street Redevelopment project, the City received \$244,051.44 in infrastructure improvements to the rail line immediately adjacent to the property. These funds were used as partial match in the 2009 \$1.9M State of Ohio Clean Ohio Revitalization Fund to remediate the former Tappan Stove property.

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving Targeted Community and Communicating Project Progress**

i. Community Involvement Plan - The City intends to implement a comprehensive plan to involve the community in the grant project. This plan includes a Task Force comprised of the partner groups listed in Section 3.c, which include local civic, watershed, business, educational, fraternal, and economic development groups, as well as representatives from the cities, County and local government agencies. The intent of the committee is to assist in the implementation of the grant, including public outreach, site prioritization and preliminary redevelopment plans. The group will be invited to meet at least annually (depending on their role). Following successful award of the grant, notice of the meetings will be provided to the public via media alerts 48 hours in advance stating the meeting date and time. Following notice of an Assessment Grant award, the County will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (The Elyria Chronicle-Telegram and the Plain Dealer Newspapers) and by posting a notice on the City's websites. The City will place advertisements on the local area radio stations (WEOL Radio 930 AM and FM-107.3 and WKSU National Public Radio) and the WVIZ/PBS "idea stream channel 25.1" Cleveland – which is a public access television station, to reach residents at every educational level and those without internet service. We will also send written or electronic notices to local business leaders (bankers, real estate brokers, developers). The City will establish a Facebook page and LinkedIn group for the grant, which will allow the community to interact with the County during the entire project. The County will include instructions on how to reach these internet forums in the initial press release. The City intends that communications will be primarily provided in English, which is the primary language used in Elyria. However, to ensure inclusion of all communities, communications may also be provided in other languages when needed. The 2008-2012 ACS shows that 4.1% of the Elyria population speaks a language other than English and of those, 1.0% speaks English less than 'very well.' In order to accommodate communications in languages other than English, the City will supplement communication efforts with a translation/interpretation service as appropriate. Hard copies of the draft Work Plan will be made available at City Hall, on the City's website, and also at the City of Elyria Library to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally by phone or through email to the City of Elyria staff, electronically on Facebook and LinkedIn, and in writing via letters to the City. All comments received will be discussed during a public meeting hosted by City and the draft Work Plan will be modified in response to relevant comments.

ii. Communicating Progress - The City will communicate progress through public meetings at major project milestones, including: 1) project kick-off; 2) completion of Phase I and II activities; and 3) reuse and remedial planning. Specific stakeholders, such as residents adjacent to a targeted site, may also receive information via mail or phone. City representatives will make presentations to describe the grant process and address the concerns of local residents and business owners. City project team representatives will also attend community organization meetings to discuss the project and/or specific site assessments. After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the City's website, Facebook, and LinkedIn. If health threats are identified, the City will send written notices to impacted citizens and contact the City of Elyria Health Department and Lorain County Health Department (Section 3.b.i). The City will provide a factsheet on the Elyria website to be updated for public comment when each quarterly report is submitted to U.S. EPA. In addition, the City will utilize the online Assessment, Cleanup and Redevelopment Exchange System (ACRES) to submit site data to U.S. EPA. This information will then be used to develop project profiles so that the public can track the progress of sites in their community. The City will also make available copies of any funding applications for cleanup at sites assessed under the requested grant and provide brochures and fact sheets to educate the public. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. These efforts will involve collaborating with community members, agencies, and businesses to identify appropriate end uses and create a redevelopment plan for the site. The City is committed to utilizing grant funds to become more fiscally and environmentally sustainable. As applicable, during the redevelopment of brownfield sites, the City will consult with the Northeast Ohio chapter of the U.S. Green Building Council concerning the utilization of sustainable/green building approaches and techniques. At the close of the project, the City will hold a final public meeting to notify the community of the outcomes of the

project. The presentation materials and minutes will be archived and placed on the City's website, Facebook, and LinkedIn. Job opportunities in brownfields assessment, cleanup, or redevelopment related to the brownfield program will be posted on the Lorain County Department of Job and Family Services website.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority- The City will partner with local and state environmental and health agencies to ensure that the project is successful. The City will establish a strong partnership with Ohio Environmental Protection Agency (OEPA) to ensure future assessment, cleanup, and redevelopment activities at brownfields comply with the rules and guidance promulgated by the OEPA VAP, as applicable. In Ohio, petroleum assessment and remediation from Underground Storage Tanks is managed within the Department of Commerce, specifically the Bureau of Underground Storage Tank Regulation (BUSTR). This entity will be the regulatory entity to approve eligibility of project sites under petroleum funding. The City will work with both of these groups to ensure compliance with applicable programs and procedures. The City has a strong and productive partnership with Ohio EPA, Ohio Department of Transportation, and local education institutions such as Lorain County Community College. Elyria was partner to a redevelopment grant for brownfields cleanup through the State of Ohio's Clean Ohio Revitalization Fund for the remediation and redevelopment of the Tappan stove manufacturing facility. The City participated in meetings with Ohio EPA Central and Northeast District, and Ohio Department of Development on requirements from project inception through completion. In addition, Elyria City Health District has been active in education/notification, testing, and monitoring related to septic system concerns, lead poisoning, and groundwater protection. The expertise and experience of City of Elyria Health District and Lorain County Health Department will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfields site is confirmed. When contamination is discovered on brownfields, the cleanup criteria established by the Ohio EPA under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by the contamination. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the Ohio EPA, Ohio Department of Health and Lorain County Health Department will be notified and brought-in to support site needs.

ii. Other Relevant Governmental Partnerships - In addition to Ohio EPA and BUSTR, the City will work closely with the Ohio Development Services Agency (ODSA) and Jobs Ohio (a private redevelopment entity recently created to assist in financing projects and creating jobs in Ohio) to help ensure appropriate project needs are met. These two entities will support pursuit of funding for follow-on cleanup or redevelopment funding needs. In Ohio, they work in partnership with Ohio EPA who provides oversight on prerequisite assessment and cleanup planning activities that occur at brown fields. There are no EPA Environmental Workforce Development and Job Training programs currently operating the City. As described in 4.c.ii, The City current works with Team Lorain County and Lorain County Community College to train new workers and retrain existing workers.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role- The City has identified the following organizations who will be project partners. The organizations' letters of support are included in Attachment B.

1) Black River Remedial Action Plan Coordinating Committee: public/private initiative to implement appropriate urban and rural land use practices along the Black River; commitment to participate in public outreach and education and work with the City for any project needs along the River.

2) Lorain County Habitat for Humanity: Provides housing redevelopment assistance in impoverished parts of the County; commitment to participate in grant activities, including public education and outreach.

3) Lorain County Chamber of Commerce: support the public education efforts and facilitate communication between the City and members of the Chamber and the business community at large; commitment to offer presentations on the program, and provide updates to members on meetings, via e-newsletter, and offer meeting space as needed.

4) Rotary Club of Elyria: local volunteer organization of residents and employers providing community service to Elyria; commitment to provide community outreach and education, invite the City to speak at a meeting regarding the brownfield program to encourage participation.

5) Lorain County Community College: local college; commitment to provide public outreach, education and communicate program progress, offer facilities for public meetings, and work with faculty to integrate applicable portions of the project (science, journalism, Spanish) into student coursework so that they may gain a hands-on experience with the brownfield project;

6) YWCA of Elyria: multicultural women's organization with a mission to eliminate racism and empower

women; commitment to public education and outreach, and invite the City to present the brownfields program initiative at a regular meeting, share meeting notices with young women and girls participating.

7) Team Lorain County: independent economic development organization provides County-wide economic development programs; on-site training and workforce development; commitment to provide advocacy for the program and community education

8) Lorain Metropolitan Housing Authority: work to address issues surrounding safety, crime and housing concerns in South Elyria; commitment to provide public outreach support, advocacy and program education and encourage public comment on site development opportunities.

ii. Letters of Commitment – Letters of commitment from community organizations discussed above are included in Attachment B.

#### 4. **Project Benefits**

##### a. **Health and/or Welfare and Environment**

i. Health and/or Welfare Benefits - Redevelopment of brownfields will improve residents' health and welfare by removing sources of contamination and limiting inhalation, ingestion, and dermal exposures, which corresponds with goal of the City's Comprehensive Plan of creating a vibrant community. The specific health and welfare benefits associated with use of grant funds to stimulate redevelopment of the priority sites are summarized in Table 6.

Table 6. Health and Welfare Benefits	
Priority Site	Health and Welfare Benefits
Former Steel Manufacturing -	Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats to residents and students attending schools nearby. Soil remediation/engineering controls will eliminate lead threats to children's health.
Elyria Paper & Salvage	Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats to nearby residents.
Metals Manufacturing	Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats for children and families in residential properties immediately adjacent to the South of the property.
Metals Salvage –	Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats and eliminate lead exposure threats to children's health for residential properties located within ¼ mile of the property.
Illegal meth operation	Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats to nearby residents.

Similar benefits, in whole or part, can be expected from redevelopment of smaller brownfields. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. As much of this work will be completed on existing industrial sites, residents will reap the benefits without being displaced from their homes or neighborhoods. These redevelopment outcomes coincide with the guiding Livability Principles (Principles adopted by the partnership between the EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth) of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the City and/or developer to determine how to protect the both the community and construction/site workers during redevelopment activities.

ii. Environmental Benefits - Environmental challenges include the direct health threat posed by Sites in the West Branch of the Black River corridor and the Central Elyria/Cascade Area due to their proximity to the Black River and potential impacts to groundwater. The redevelopment of priority brownfields will also limit uncontrolled nonpoint pollution sources and illicit discharges and improve water and sediment quality in the watersheds that begin in Lorain County, including the Black River, and Lake Erie. This will reduce contaminants in these waterways, improving aquatic life and allowing for greater fishing and recreational opportunities. The specific environmental benefits associated with use of grant funds to stimulate redevelopment of the priority sites are summarized in Table 7.

Table 7. Environmental Benefits	
Priority Site	Environmental Benefits
Former Steel Manufacturing	The extent of soil and groundwater that have been impacted by heavy metals, PCBs, dioxin, VOCs, solvents and waste oils will be determined. Removal/capping of contaminated soil and control of contaminated groundwater will reduce threats to the nearby West Branch Black River.
Elyria Paper & Salvage	The extent of soil and groundwater that have been impacted by chlorinated organic compounds, dioxin, furans, chloroform, resin acids, heavy metals and PCBs will be determined. Removal/capping of contaminated soil and control of contaminated groundwater will reduce threats to the nearby West Branch Black River.
Metals Manufacturing	The extent of soil and groundwater that have been impacted by heavy metals, PCBs, dioxin, VOCs, beryllium, solvents and waste oils will be determined. Removal/capping of contaminated soil will eliminate airborne vapor and particulate inhalation/ingestion threats.
Metals Salvage –	The extent of soil and groundwater that have been impacted by heavy metals, PCBs, dioxin, VOCs, solvents, fuels, BTEX, PAHs, and lead will be determined. Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats and eliminate lead exposure threats.
Illegal meth operation	The extent of soil and groundwater that have been impacted by controlled substances, solvents, and chemicals will be determined. Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats.

## b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, and Other Tools - It is the City's intent that the cleanup of brownfields will spur infill development, allowing reuse of existing infrastructure. Brownfields in Elyria have direct access to mass transportation (Amtrak) and major highways (U.S. Route 20, Ohio Turnpike/I80, I90/SR2, State Routes 113, 301 and 57), streets, sewers, water supply, natural gas, major railroads and other infrastructure. The creation of smart development will save the City money and promote sustainable reuse. Redeveloping brownfields complements our revitalization efforts and prevents urban sprawl, thus preserving existing green space. Further, we will work to ensure that brownfield redevelopment plans consider tenets of low impact development, green building techniques, innovative storm water management and use of low-impact, native vegetation. There are several prime examples of this commitment to sustainability in the City, including:

➤ The Black River is a federally designated Great Lakes Area of Concern (AOC) due to extensive and prolonged contamination resulting from historical activities. The Black River RAP Coordinating Committee recently completed the Black River RAP Stage 2 Report and submitted it to Ohio EPA, where it is currently under review for final approval. The Stage 2 Report provides remedial strategies for restoration of the Black River AOC, and includes elements of the Elyria Greenway and Trail Master Plan, as well as the prioritization of cleanup of sites on the Black River within Elyria. Given the proximity of the General Industries property to the West Branch Black River, and the current designation of the lower 0.5 miles of the West Branch by the Ohio EPA as being in "partial attainment" of warmwater habitat (WWH) aquatic standards, GLRI (Great Lakes Restoration Initiative) funding may be able to be leveraged for the General Industries site. A Phase II investigation conducted at this site revealed trichloroethylene (TCE) concentrations up to 6,200 mg/kg (vs. VAP Standards of 51 mg/kg for Commercial/Industrial and 17 mg/kg for Construction/Excavation) in soil. Another option may be to leverage funding for innovative green stormwater infrastructure approaches to fund a portion of the site redevelopment.

➤ Elyria's 2015 Plan calls for green building and energy efficiency components into the City's zoning code, as well as incentives the City can offer to owners/developers to persuade them to take this approach. This includes: energy efficiency and renewable energy, water stewardship, environmentally friendly building materials and specifications, waste reduction and reduction of resource demand. Elyria's 2015 Plan also calls for aggressive planning and zoning strategies to give notice to owners of blighted properties that site conditions are unacceptable and pose environmental and health risks.

➤ Elyria's 2015 Plan sets forth renewed efforts toward retaining existing businesses, thereby reducing abandonment of properties and creation of brownfields. The City will continue this commitment in future brownfield efforts and will strive toward resource conservation; transportation and infrastructure availability; preservation of natural topography; preservation of existing landscape elements and natural areas; deconstruction of existing buildings to encourage reuse of building materials; on-site reuse of demolition materials such as concrete; sustainable development practices for storm water runoff (green roofs, bioswales, pervious pavement, etc.); redevelopment of brownfields to "brightfields" to leverage local expertise in solar and other alternative energy; and redevelopment plans that include at least 30% open space and incorporate efficient building standards. Elyria is also a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area (Attachment D). Redevelopment of City brownfields offers a significant opportunity to incorporate such sustainable development practices. The planned redevelopment of the steel operations on Mussey Ave. near the West Branch of the Black River will require minimal new infrastructure due to the property's location in the urban core. The planned

development of this area is based on a dense, mixed-use layout with interconnected pedestrian networks, as well as interspersed green spaces to decrease runoff and preserve the ecosystem of the adjacent Black River. The design elements that could be a part of sustainable reuse of this property include dark sky compliant light fixtures, rain gardens along streets, larger bioretention cells on the areas of the site nearest the river, capture and reuse of runoff for irrigation, and green parking lot design to include biofiltration areas and permeable pavement. As a part of HUD/OEPA/ODOT Livability Principles, U.S. EPA funds will further other investments we have received from various agencies.

ii. Integrating Equitable Development or Livability Principles - With an Assessment Grant, the City will be able to incentivize the redevelopment of brownfields and provide substantial health and welfare, economic, and environmental benefits to its residents. The City will continue to prioritize assessment: 1) in or near residential neighborhoods in the neediest Census tracts (704- North-west, 707- E Center, and 709.01- south-west tracts); 2) at sites near the City's natural resources, especially the Black River and, 3) other targeted economic development areas in sync with the City's Comprehensive Plan (meeting livability goals to "enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods"). Assessment Grant funds will attract businesses by reducing environmental due diligence costs; facilitating access to other brownfields redevelopment financing (\$50M annual State Jobs Ohio Revitalization Fund); and providing needed data for redevelopment planning and safe reuse. Stimulated redevelopment will protect the health and welfare of residents and the environment by reducing and controlling site contamination and off-site migration. Redevelopment of brownfields will help invigorate the City's economy by attracting companies to the area and allowing existing companies to expand, increasing job opportunities, improving property values, and increasing the tax base. Redevelopment of brownfields will allow the City to sustainably reuse existing infrastructure and promote conservation of natural resources, especially along the Black River. The outcomes of redeveloping these brownfields correspond with the Livability Principles of supporting existing communities, valuing communities and neighborhoods, and increasing economic competitiveness. Redeveloping the City's brownfields will: 1) support the existing communities by discouraging sprawl, which will help to preserve the natural resources and rural character of the City; 2) value communities and neighborhoods by removing contamination and limiting residents' exposures to contaminants, which will improve the health and welfare of the City's communities and neighborhoods; and 3) increase the City's economic competitiveness by creating jobs and increasing the tax base.

**c. Economic and Community Benefits (long-term benefits)**

i. Economic or Non-Economic Benefits - By receiving U.S. EPA funding, the City will be able to achieve direct economic benefits, including: 1) returning blighted properties to productive uses that create taxes and jobs; 2) creating market-ready sites at attractive locations; 3) encouraging the reuse of built land for infill development; 4) achieving improvements in distressed neighborhoods; and 5) completing remedial plans to support cleanup grants from state and federal programs. Achievement of these goals via U.S. EPA funding will attract residents and visitors and act as a catalyst for implementation of local plans, such as the Elyria Plan 2015, and revitalization of our entire region. The biggest economic benefits to be achieved via brownfield redevelopment are job creation and increased tax revenues. These benefits will arise from both the redevelopment of the City's large brownfield sites, such as the Mussey Avenue steel manufacturing property and the trio of brownfields in the West Branch Black River corridor, as well as smaller sites, such as gas stations, auto repair shops, machine shops, and former salvage operations. Assessment and cleanup of these sites will provide 'market ready' sites to accommodate new development. Moreover, vacant brownfields represent a tax drain on our community because taxes generated by brownfields are typically less than the cost of municipal services (fire, police, etc.). Property values for these sites are low and no jobs and income taxes are provided by them. Redevelopment with residential or retail uses would increase property tax revenue for the sites and the surrounding neighborhoods, due to increased valuation. Increased property values will encourage needed reinvestment in adjacent neighborhoods. Redevelopment with office or industrial uses would contribute new income tax revenue and new jobs for Elyria residents. Accordingly, redevelopment of brownfields in the Black River Corridor, Downtown and South Elyria is a high priority in order to create jobs, restore lost tax revenues and achieve indirect economic benefits by increasing demand for shopping, restaurants, hotels and other services.

The grant will allow the City to achieve goals outlined in the Elyria 2015 Plan, including: acquiring additional contiguous land where financially feasible and in line with the Plan; creating jobs that meet the needs of the Elyria community, such as research and technology employment opportunities; and developing mixed-use residential/ commercial opportunities. Completing Property Assessments will help define risks and decrease the environmental stigma that can prevent development. Public outreach efforts will increase awareness of



available properties and incentives for redevelopment. All sites will be redeveloped to be compatible with the surrounding neighborhood, the City's zoning and the Elyria 2015 Plan. The elimination of the blighting effects from some of these sites will serve to vastly improve the social and economic vitality in these older areas. The cumulative economic benefit of brownfield projects targeted under this grant is critical because the City is operating with a meager budget and struggling to maintain positive budget balances given the current economic conditions. Additional revenue will expand our ability to address the needs of lower income neighborhoods, improve and expand City services, and further improve the quality of life for our residents. The City is in dire need of successful, high profile brownfield redevelopment projects in order to reverse downward economic trends and catalyze reinvestment in our neighborhoods and businesses. Funding to initiate this process is essential to our success and will help to continue prior assessment and cleanup activities. In addition, non-economic benefits will include assessment on sites to be reused for greenspace, such as Elyria has those identified in the Greenway and Trail Master Plan, completed in 2009. This plan was "adopted" in its entirety as part of the Black River Remedial Action Plan (RAP) Stage 2 Report. This means that any project in the Plan related to green infrastructure, preservation, Best Management Practices (BMPs), restoration of streams/riparian/wetlands, etc. is considered a "priority" for the Black River Area of Concern. Particularly, for funding programs available under the Great Lakes Restoration Initiative (GLRI) for Great Lakes Areas of Concern (AOCs), such as the Black River, inclusion in the RAP Stage 2 Report is often required, or at least provided preferential scoring. Any assessment of eligible areas will provide prerequisites to attracting additional funding for stream stabilization, preservation, green infrastructure (rain gardens, bioswales and pervious pavement), etc.

ii. Job Creation Potential: Partnerships with Workforce Development Programs - The City of Elyria will work with Team Lorain County and Lorain County Community College to promote local hiring and procurement and link members of the community to potential employment opportunities in brownfields assessment, cleanup, or redevelopment related to your proposed projects. These organizations assist job seekers, employers and youth with job search assistance, employee recruitment, job training. Upon grant award, these organizations have committed to assist the City in workforce development. Specifically, their role would be in the form of on-the-job training to provide assistance to new and expanding businesses that may occupy any of the brownfield properties where a redevelopment may occur. This is well within their capability as they often provide training and talent development, employee selection support, employee recruitment and human resource planning and management.

## **5. Programmatic Capability and Past Performance**

a. Programmatic Capability - Tim Ujvari, P.E., P.S., Elyria City Engineer, will manage the requested grant on behalf of the City. Mr. Ujvari's applicable experience has involved the management of assessment and remediation of petroleum and hazardous material contaminated sites involving air, soils and groundwater. Developed and issued RFQ's, RFP's and managed significant contracts with Professional's, Testing Laboratories and Remediation and Construction Contractor's. Ms. Ashley Scott, Acting Community Development Director, will assist the City Engineer with the grant implementation. Ms. Scott has successfully managed federally funded programs including Neighborhood Stabilization Funds (NSF), Community Development Block Grant (CDBG), Community Housing Improvement Program (CHIP), and Lead Hazard Control Grant (LEAD). Their roles will be supplemented within the City from multiple staff in the following departments: Planning, Engineering, Mayor's Office, and Legal. Mr. Ujvari and Ms. Scott are knowledgeable of the needs associated with managing the grant, including but not limited to: writing request for qualifications for consultants; working with members of the brownfields task force to coordinate public involvement and participation; posting legal notices and working with web-based programs to post updates; tracking schedules and deliverables for project needs; cost estimating; budgeting and draw-down submissions from U.S. EPA for payment; oversight of consultants; coordination of meetings with Ohio EPA and health agency partners; and working with developers to solicit redevelopment of the sites. We previously received approval of a brownfield QAPP and have worked with our regional contact at U.S. EPA for approvals of site-specific sampling plans and other documents. Our other grant experience will aid in our capacity to implement the grant, including experience with a 412 Grant from the Ohio Dept. of Development for \$300,000 and \$616,000 from the Ohio Dept. of Development via the Clean Ohio Fund for brownfield cleanup and demolition. The City also has some other, albeit limited, sources of leveraged funds available from non-brownfields programs, such as Tax Increment Financing (TIF) and Historic Tax Credits, to ensure the success of the project. The City has worked well with private redevelopment groups in the past to obtain additional capital for redevelopment needs. For the Garden Street Redevelopment project, the City received \$244,051.44 in infrastructure improvements to the rail line immediately adjacent to the property. These funds were used as partial match in the cleanup grant. The City has also received funding which contributes to brownfield-related project benefits, including:



- \$2.4 million dollars in Neighborhood Stabilization Funds (NSP) for property acquisition, rehabilitation, demolition, land-banking and new or reconstruction of sidewalks (benefit both “below 50% Annual Median Income” and “below 120% Annual Median Income” groups);
- Subrecipient Agreement with Lorain County to receive \$583,000 in NSP III funding to be used for rehabilitation of two homes, demolition of 13-20 blighted properties and landbanking (benefit for “below 50% of Annual Median Income” and “below 120% of Annual Median Income” groups).
- A HUD Lead Hazard Control Grant was received by the City of Lorain, and Elyria, as a member of the Consortium, will receive \$312,430 for lead abatement activities. Funds will be used for training, outreach and lead abatement in 32 homes within the City.

Mr. Ujvari and Ms. Byington will work collectively with the Existing Brownfields Task force, other City Departments (such as engineering, finance and legal), as well as County-level government officials to ensure that the goals of the project are achieved and that all reports are submitted to U.S. EPA as required under the Cooperative Agreement. Ms. Byington assisted the City on two previous U.S. EPA Grants and can provide mentorship in quarterly reporting, disbursement requests, ACRES reporting and other compliance needs. The City will also pursue such grants, where possible, in order to complement brownfield redevelopment. Furthermore, staff time will be provided in-kind, with the Planning Director and appropriate staff contributing approximately 10% of their time and department staff time to procure consultants, obtain access agreements, oversee consultants, participate in meetings with the public, EPA and/or state agencies, and generally administer the grant.

**b. Audit Findings** - The City has never had any adverse audit findings relating to the management of federal or state funds. We have had no problems with the administration, expenditure and reporting of any grants received. The City has been a recipient of U.S. EPA funding and has many years of experience in grant reporting and compliance from federal programs with Federal Financial Assistance with a total average that is in excess of \$5.7 million annually during the period of 2010 through 2012. Under these agreements, the City has complied with all applicable requirements, successfully managed the funds, and achieved the scope of work approved under each agreement.

### **c. Past Performance and Accomplishments**

#### **i. Currently or Has Ever Received an EPA Brownfields Grant**

**1. Compliance with grant requirements** – The City has successfully managed two prior U.S. EPA brownfield assessment grants, a 2005 U.S. EPA Grant of \$200,000 for assessment of hazardous substances community-wide, and a 2008 U.S. EPA Grant of \$400,000 for community-wide assessment of petroleum and hazardous substances. The City complied with the workplan, schedule and terms and conditions. Outcomes achieved for the 2008 grant included: 8 Phase I Assessments, a Phase II sampling plan, and multiple Phase IIs and Remedial Action Plans. For both prior grants, the City complied with all grant requirements, including work plan, schedule, terms and conditions, and timely reporting (e.g., quarterly reports, financial status reports, ACRES, and any other required submittals). The City oversaw all phases of work, including issuing requests for qualifications, selecting consultants, and completing public outreach on behalf of the City. There were no funds remaining at the close of the prior U.S. EPA grants.

**2. Accomplishments** - Total leveraged funding from state and federal sources for brownfield projects in Elyria between 2010-2012 is approximately \$6 million. The City is a 2005 and 2008 recipient of \$400,000 U.S. EPA Brownfields Assessment grant funding. Outcomes of the project included 8 Phase I Assessments, 2 Phase IIs and 2 Remedial Action Plans, as well as multiple public meetings. A cleanup plan was completed for Garden Street and Waverly properties. In 2010, we obtained a Clean Ohio grant for \$1,896,539 for demolition and remediation activities on the Garden Street property. A total of approximately 37.6 acres were assessed under the project, surpassing the desired outcome. Approximately four full-time equivalent jobs (7,000 man hours) have been expended in remediation or jobs on the Garden Street project. When complete, the Garden Street Redevelopment project aims to create up to 50 new jobs. For the City’s 2005 U.S. EPA Hazardous Assessment Grant (BF-96598001-0), accomplishments achieved included: RFQ and Consultant Selection, Quality Assurance Project Plan, Site Eligibility Assessments and Property Profile forms, a Phase I and II Environmental Site Assessment, Site Sampling and Health and Safety Plan and Risk Assessment on a former 10-acre stove manufacturing company, and a Ohio Voluntary Action Program Phase I and partial Phase II ESA on a 12-acre former petroleum yard, glass block company, timber yard, street department and forestry department located on Elm Street. We also completed an ATSM Phase I on Church of the Open Door Site – a 155 acre site proposed for redevelopment. The City successfully held two public meetings on the project and four meetings with its Brownfields Task Force.

List of Grant Attachments: (A) Threshold Criteria and Letters from the State Organizations; (B) Letters of Commitment from Community Organizations; (C) Documentation of Leveraged Funds; (D) Other Factors

### Appendix 3 Assessment Other Factors Checklist

Name of Applicant: City of Elyria, Ohio

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
x	Targeted brownfield sites are contaminated with controlled substances.	2
x	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	3
x	Project is primarily focusing on Phase II assessments.	7
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8
x	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	4
x	Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
x	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	3 & Attachment D
	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**Attachment A**

**Threshold Documentation and Letters from the State Authorities**

## City of Elyria, Ohio

### Threshold Criteria for Assessment Grant

1. Applicant Eligibility: The City of Elyria is a general purpose unit of local government in the State of Ohio.
2. Letters from the State or Tribal Environmental Authority: Letters from the Ohio Environmental Protection Agency (OEPA) and Ohio Bureau of Underground Storage Tank Regulation (BUSTR) are attached.

3. Community Involvement:

Community Involvement Plan - The City intends to implement a comprehensive plan to involve the community in the grant project. This plan includes a Task Force comprised of the partner groups listed in Section 3.c, which include local civic, watershed, business, educational, fraternal, and economic development groups, as well as representatives from the cities, County and local government agencies. The intent of the committee is to assist in the implementation of the grant, including public outreach, site prioritization and preliminary redevelopment plans. The group will be invited to meet at least annually (depending on their role). Following successful award of the grant, notice of the meetings will be provided to the public via media alerts 48 hours in advance stating the meeting date and time. Following notice of an Assessment Grant award, the County will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (The Elyria Chronicle-Telegram and the Plain Dealer Newspapers) and by posting a notice on the City's websites. The City will place advertisements on the local area radio stations (WEOL Radio 930 AM and FM-107.3 and WKSU National Public Radio) and the WVIZ/PBS "idea stream channel 25.1" Cleveland – which is a public access television station, to reach residents at every educational level and those without internet service. We will also send written or electronic notices to local business leaders (bankers, real estate brokers, developers). The City will establish a Facebook page and LinkedIn group for the grant, which will allow the community to interact with the County during the entire project. The County will include instructions on how to reach these internet forums in the initial press release. The City intends that communications will be primarily provided in English, which is the primary language used in Elyria. However, to ensure inclusion of all communities, communications may also be provided in other languages when needed. The 2008-2012 ACS shows that 4.1% of the Elyria population speaks a language other than English and of those, 1.0% speaks English less than 'very well.' In order to accommodate communications in languages other than English, the City will supplement communication efforts with a translation/interpretation service as appropriate. Hard copies of the draft Work Plan will be made available at City Hall, on the City's website, and also at the City of Elyria Library to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally by phone or through email to the City of Elyria staff, electronically on Facebook and LinkedIn, and in writing via letters to the City. All comments received

will be discussed during a public meeting hosted by City and the draft Work Plan will be modified in response to relevant comments.

Communicating Progress - The City will communicate progress through public meetings at major project milestones, including: 1) project kick-off; 2) completion of Phase I and II activities; and 3) reuse and remedial planning. Specific stakeholders, such as residents adjacent to a targeted site, may also receive information via mail or phone. City representatives will make presentations to describe the grant process and address the concerns of local residents and business owners. City project team representatives will also attend community organization meetings to discuss the project and/or specific site assessments. After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the City's website, Facebook, and LinkedIn. If health threats are identified, the City will send written notices to impacted citizens and contact the City of Elyria Health Department and Lorain County Health Department (Section 3.b.i). The City will provide a factsheet on the Elyria website to be updated for public comment when each quarterly report is submitted to U.S. EPA. In addition, the City will utilize the online Assessment, Cleanup and Redevelopment Exchange System (ACRES) to submit site data to U.S. EPA. This information will then be used to develop project profiles so that the public can track the progress of sites in their community. The City will also make available copies of any funding applications for cleanup at sites assessed under the requested grant and provide brochures and fact sheets to educate the public. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. These efforts will involve collaborating with community members, agencies, and businesses to identify appropriate end uses and create a redevelopment plan for the site. The City is committed to utilizing grant funds to become more fiscally and environmentally sustainable. As applicable, during the redevelopment of brownfield sites, the City will consult with the Northeast Ohio chapter of the U.S. Green Building Council concerning the utilization of sustainable/green building approaches and techniques. At the close of the project, the City will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the City's website, Facebook, and LinkedIn. Job opportunities in brownfields assessment, cleanup, or redevelopment related to the brownfield program will be posted on the Lorain County Department of Job and Family Services website.

4. **Site Eligibility and Property Ownership Eligibility:** The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

November 24, 2014

U.S. Environmental Protection Agency, Region 5  
Brownfields/NPL Reuse Section  
ATTN: Brad Bradley and Romona Smith  
77 West Jackson Blvd., Mail Code SM-7J  
Chicago, IL 60604-3507

**RE: City of Elyria Community Wide Assessment Grant Proposal**

Dear Mr. Bradley and Ms. Smith:

I am pleased to offer Ohio EPA's support for the City of Elyria Community Wide Assessment Grant Proposal. We have worked with the City of Elyria in the past and hope to be able to provide support to the City of Elyria under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City of Elyria is requesting under their community wide assessment grant proposal would be used to complete Phase I and Phase II assessments and remedial planning at properties contaminated with hazardous substances and petroleum, as well as perform public education and outreach. If awarded, this grant would help to support the City's efforts to provide a clean and safe community, advance economic goals, encourage private reinvestment, remove blight, improve aesthetics and increase property values, and help to preserve and protect greenspace.

We look forward to working with the City of Elyria and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager  
Ohio Environmental Protection Agency  
Site Assistance and Brownfield Revitalization

cc: Holly Brinda, Mayor, City of Elyria  
Timothy Ujvari, City Engineer, City of Elyria  
Betsy Bowe, Principal, Client Service Manager, T&M Associates  
Rod Beals, Ohio EPA, DERR/NEDO  
Nancy Zikmanis, Ohio EPA, DERR/NEDO



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

November 24, 2014

Ms. Linda Mangrum  
U.S. EPA Brownfield Contact, Region 5  
U.S. Environmental Protection Agency  
77 West Jackson Boulevard  
Mail Code SM-7J  
Chicago, IL 60604-3507

Subject: City of Elyria - USEPA Brownfield Assessment Grant proposal

Dear Ms. Mangrum:

This letter acknowledges that the City of Elyria notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$400,000 grant proposal for a community-wide brownfield assessment for petroleum and hazardous substances. Sites being considered are old manufacturing and industrial facilities.

This project is a part of a redevelopment project in Elyria. The completion of the inventory, assessment, and subsequent environmental work will benefit the future citizens/workers by providing a healthier work environment. Beginning in the 1980's with the closing of the General Motors Plant, Elyria and the region have had a number of setbacks and lost thousands of jobs as manufacturing and industry have left the area. The losses of these industries and manufactures have left the City of Elyria with extensive brownfield acreage. The underutilization of these facilities is disruptive to the community and compromised redevelopment efforts.

The City hopes to assess, clean up and raze former industrial facilities, eliminating threats to the environment and public health and providing opportunities for redevelopment and revitalization of the local community and economy. The funds would be used to conduct Phase I and Phase II assessments and remedial planning for properties contaminated with petroleum or hazardous wastes as well as conducting public outreach and education. The completion of these activities would create market ready parcels for redevelopment, encourage investment in the community and increase property values in distressed neighborhoods. It is also hoped that the completion of the assessment and planning will allow for future leveraging for additional Federal and State resources.



Page 2  
November 24, 2014  
U.S. EPA, Region 5

I am pleased to offer BUSTR's support for the City of Elyria Brownfield Assessment Grant proposal. We look forward to working with the City of Elyria and the U.S.EPA on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Verne A. Ord". The signature is fluid and cursive, with the first name "Verne" being more prominent.

Verne A. Ord  
Assistant Chief – BUSTR  
Division of State Fire Marshal  
Ohio Department of Commerce

xc: Site File  
Holly Brinda, Mayor, City of Elyria

**Attachment B**

**Letters of Commitment from Community Organizations**



**LORAIN COUNTY GENERAL HEALTH DISTRICT**  
9880 SOUTH MURRAY RIDGE, ROAD  
ELYRIA, OHIO 44035

TELEPHONE  
Area Code 440  
Elyria 322-6367  
Lorain 244-3418  
244-2209

Fax Line 322-0911

***"For The Health of Us All"***

**David Covell, RS, MPH**  
Health Commissioner

December 10, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

**Re: Letter of Support for U.S. EPA Brownfield Assessment Grant**

**Dear Honorable Mayor Brinda:**

I am writing to confirm that the Lorain County General Health District fully supports the City of Elyria's application and implementation of a U.S. EPA Brownfield Assessment Grant. It is our understanding that the City will be submitting an application for a \$400,000 Brownfield Assessment Grant for FY2015 funding.

This letter demonstrates our support and commitment to your efforts to pursue grant funding in order to complete assessment and cleanup planning at eligible brownfield sites within Elyria. This funding will have a significant positive impact on the City's efforts to identify threats to the environment and public health.

We are pleased to take part in this important initiative. We understand that our role as a partner in this project, if funding is awarded, will be to:

- Provide any environmental health history on properties as may be needed during assessment activities from our records;
- Share information on the City's brownfields program; and
- Participate in public outreach and information meetings and provide feedback where applicable on the prioritization of funding to coincide with our mission and goals.

We hope that U.S. EPA will look favorably upon the City's application for funding. The U.S. EPA Brownfield Grant will provide a valuable means to support the Health District's mutual goal to preserve, protect and promote the health of Lorain County residents. Please call me at 440-284-3219 if I can be of further assistance.

Sincerely,

**David Covell, R.S., M.P.H.**  
Health Commissioner



## ELYRIA CITY HEALTH DISTRICT

202 Chestnut Street • Elyria, Ohio 44035 • (440) 323-7595 • Fax (440) 284-1558  
Website: [www.elyriahealth.com](http://www.elyriahealth.com)

**HEALTH COMMISSIONER:**  
Kathryn C. Boylan, R.N., M.Ed.

**MEDICAL DIRECTOR:**  
Douglas G. McDonald, M.D., M.B.A.

December 11, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Honorable Mayor Brinda:

The Elyria City Health District fully supports the City of Elyria's application for and implementation of a U.S. EPA Brownfield Assessment Grant. It is our understanding that the City will be submitting an application for a \$400,000 Brownfield Assessment Grant for FY2015 funding.

This letter demonstrates our support and commitment to your efforts to pursue grant funding in order to complete assessment and cleanup planning at eligible brownfield sites within Elyria. This funding will have a significant positive impact on the City's efforts to identify threats to the environment and public health.

We anticipate participation in this important initiative. We understand that our role as a partner in this project, if funding is awarded, will be to:

- Provide any environmental health history on properties as may be needed during assessment activities from our records;
- Share information on the City's brownfields program; and
- Participate in public outreach and information meetings and provide feedback where applicable on the prioritization of funding to coincide with our mission and goals.

We hope that the U.S. EPA will look favorably upon the City's application for funding. The U.S. EPA Brownfield Grant will provide a valuable means to support the Health District's goal to preserve, protect and promote the health of Elyria residents.

Please call me at 440-284-1551 if I can be of further assistance.

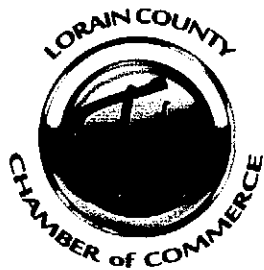
Sincerely,

Kathryn C. Boylan, Health Commissioner  
Elyria City Health District



**Public Health**  
Prevent. Promote. Protect.

Enhancing the Quality of Life for the Citizens of Elyria



December 16, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

**Re: Letter of Support for U.S. EPA Brownfield Assessment Grant**

Dear Mayor Brinda:

I am pleased to provide this letter of support on behalf of the board and staff of the Lorain County Chamber of Commerce. It is our understanding that the City of Elyria will be submitting an application for a \$400,000 U.S. EPA Brownfield Assessment Grant from U.S. EPA.

By funding the assessment of brownfield properties in the City of Elyria, this requested grant will help to continue our County's progress toward brownfield redevelopment, strengthen public/private partnerships, and revitalize the local economy. As a strong partner with the City of Elyria and the County of Lorain, accordingly, the Lorain County Chamber of Commerce strongly supports the grant application.

**The County Chamber fully understands that our role as a partner in this project will be to support public education efforts and facilitate communication between the City and members of the Chamber and the business community at large.** In that role, we will invite the City to present at one or more of our meetings, provide updates to our members via our newsletter, and/or offer our meeting facilities as a contribution to the grant project.

Please call me at 440-328-2554 if I can answer any questions or assist in any other way with your brownfields efforts. I wish you good luck in this endeavor.

Sincerely,

A handwritten signature in cursive script that reads "Anthony L. Gallo".

Anthony L. Gallo, President  
Lorain County Chamber of Commerce



## **Black River Area of Concern Advisory Committee**

9880 South Murray Ridge Road

Elyria, Ohio 44035

Phone: (440) 322-6367 Fax: (440) 322-0911 email: [contact@blackriverrap.com](mailto:contact@blackriverrap.com)

[www.blackriverrap.com](http://www.blackriverrap.com)

December 12, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mayor Brinda:

The Black River Area of Concern Advisory Committee is a public/private initiative which aims to plan and implement appropriate urban, suburban and rural land use practices through the Black River for the benefit of the environment and public interest. We strongly believe that the Black River is "Our River, Our Responsibility." Accordingly, we are pleased to be partnering with the City of Elyria in its effort to secure and implement a \$400,000 grant from the U.S. EPA FY2015 Brownfield Assessment Grant Program.

The Black River is a valuable resource that could provide the City with numerous opportunities for environmental, economic, cultural and aesthetic benefits. Currently, many of these benefits have not been realized due to the negative impact of brownfields within the watershed, among other issues.

We support and applaud the City in its efforts to secure this grant, which will have significant benefits including improved public health and environmental conditions in the Black River Watershed. As a project partner, we will support the City's public education and outreach efforts, providing regular updates to our members and encouraging their participation in the public process associated with this project.

We look forward to working with the City on this important endeavor. Please call me at (440) 284-3224 if we can answer any questions or assist in any way with your efforts.

Sincerely,

Jill Lis, R.S.

Acting Chair

Black River Area of Concern Advisory Committee



Office of the President

DECEMBER 17, 2014

The Hon. Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mayor Brinda:

Lorain County Community College is pleased to submit this letter of support to the City of Elyria in order to further the City's efforts to assess brownfield properties. It is our understanding that the City is seeking to secure and implement a \$400,000 grant from the U.S. EPA Brownfield Assessment Grant Program.

We are in full support of the City's efforts to identify threats to the environment and public health, preserve and protect green space in the community, and revitalize our neighborhoods and the local economy. We understand the value and importance that this grant will bring to our community and look forward to the opportunities it will provide to our students.

The college's role to support the City on this project may include:

- public education and communication – to share information about the City's program with our staff and students.
- workforce development – to support businesses' needs for employment when applicable for redeveloped sites
- meeting space - to offer our meeting facilities to the City as an in-kind contribution to the project for public outreach events.
- learning-lab type opportunities – when applicable, integrate appropriate portions of the brownfield project into their courses so that students learn from activities that occur through the process, as well as to be able to gain hands on experience.

We hope that EPA will look favorably upon your application for funding and look forward to working with you on this project. Should you have any questions, please contact me at 440-366-4050.

A handwritten signature in black ink, appearing to read 'Ray A. Church'.



December 15, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mayor Brinda:

Team Lorain County is pleased to support the City of Elyria's proposed \$400,000 U.S. EPA Brownfield Assessment Grant application. It is our understanding that this grant will support progress toward improved environmental and public health in the City of Elyria by providing funding to assess brownfield sites.

Team Lorain County is an independent economic development organization that develops county-wide economic development programs, representing all communities located in Lorain County. Our mission is to support the existing employment base and workforce development, foster new investment and job creation, and improve the quality of life for the residents of Lorain County. Revitalization through brownfield assessment, cleanup and redevelopment is a critical component in meeting that mission. Accordingly, we are in full support of the City's proposal under this grant application to identify threats to the environment and public health, preserve and protect greenspace, strengthen public/private partnerships for redevelopment, and revitalize local neighborhoods and the economy.

We understand that our role in this grant project, if funding is awarded, will be to assist the City with community education and general advocacy for grant funding and workforce development needs for any businesses who may redevelop or relocate to brownfield properties that participate in the City's grant program.

We thank you for pursuing this important project. Please call me at (440) 328-2563 if we can answer any questions regarding our support.

Sincerely,

A handwritten signature in cursive script that reads "Dawn Calvert".

*Dawn Calvert, President/CEO*  
Team Lorain County





December 10, 2014

Honorable Holly Brinda, Mayor  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mayor Brinda:

The Rotary Club of Elyria is pleased to support the City of Elyria in their effort to secure a grant from the FY2015 U.S. EPA Brownfield Assessment Program.

Elyria Rotary Club is a local volunteer organization that provides a wide variety of service in our community. As residents and service providers in Elyria, we believe that eliminating brownfields and the threat they pose to our quality of life, our health, and the environment is integral to the revitalization of our community.

**Accordingly, we commit to actively assist the City of Elyria with the project by providing community outreach and general advocacy for the project. We will educate our members, neighbors and co-workers about the benefits and accomplishments of the brownfield program via our regular outreach activities and meetings. In addition, we will invite the City to make a presentation to our members regarding the project.**

Thank you for pursuing this very important project for our community. Please call me at 440-322-6308 if we can answer any questions or assist in any way with your efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanine P. Donaldson".

Jeanine P. Donaldson, President  
Rotary Club of Elyria

December 16, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mayor Brinda:

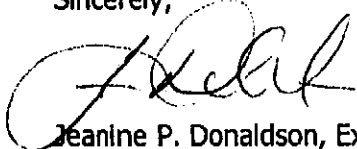
The YWCA of Elyria is pleased to support the City of Elyria in their effort to secure a grant from the FY2015 U.S. EPA Brownfield Assessment Program.

The YWCA is a local volunteer organization that provides a wide variety of service in our community. As residents and service providers in Elyria, we believe that eliminating brownfields and the threat they pose to our quality of life, our health and the environment is integral to the revitalization of our community.

**Accordingly, we commit to actively assist the City of Elyria with the project by providing community outreach and general advocacy for the project.** We will educate our members, neighbors and co-workers about the benefits and accomplishments of the brownfield program via our regular outreach activities and meetings. In addition, we will invite the City to make a presentation to our members regarding the project.

Thank you for pursuing this very important project for our community. Please call me at 440-322-6308 if we can answer any questions or assist in any way with your efforts.

Sincerely,



Jeanine P. Donaldson, Executive Director  
YWCA of Elyria



Lorain County  
**Habitat**  
**for Humanity®**

105 Court Street, Suite 512  
Elyria, Ohio 44035  
Tel: (440) 322-2355  
Fax: (440) 322-2356  
Email: [MainOffice@habitatoflorainco.org](mailto:MainOffice@habitatoflorainco.org)  
[www.loraincountyhabitat.org](http://www.loraincountyhabitat.org)

December 17, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mayor Brinda

Lorain County Habitat for Humanity supports the City of Elyria in their effort to secure and implement a \$400,000 grant from the U.S. EPA Brownfield Assessment Program. We applaud the City in its efforts to identify threats to the environment, improve public health, stimulate redevelopment and preserve and protect green space in Elyria.

With the award of this grant, the community can move towards cleaning up brownfield properties and removing the threat they pose to Elyria's residents. **For this reason, we are committed to actively participating in the City's grant activities, including public education and outreach efforts which will be outlined in a memorandum of understanding.**

We look forward to working with the City and other community partners on this important endeavor. Please call me at 440-322-2355 if we can be of further assistance.

Sincerely,

Kelly La Rosa  
Executive Director



LORAIN METROPOLITAN HOUSING AUTHORITY

1600 KANSAS AVE LORAIN OHIO 44052

(440) 288-1600  
TTD/TTY (800) 750-0750  
WWW.LMHA.ORG

EQUAL HOUSING OPPORTUNITY

December 18, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

Re: Letter of Support for U.S. EPA Brownfield Assessment Grant

Dear Mayor Brinda:

Please accept this letter as confirmation of the Lorain Metropolitan Housing Authority's support of the City of Elyria in your efforts to secure and implement a grant from the U.S. EPA Brownfield Assessment Grant Program. It is our understanding that the City will be submitting an application on or before December 19, 2014 for a grant totaling \$400,000. These funds will help to assess and identify environmental risks of hazardous substances and petroleum on brownfield properties so that they may be put back into productive use within our community.

The revitalization of this community is of utmost importance to our organization, as we work to address issues surrounding safety, crime and housing concerns in South Elyria. The U.S. EPA Brownfield Grants provide a valuable means to achieve our goals of revitalizing and maintaining a healthy and vibrant community.

As partner in this project, we commit our support in public education and outreach and will ensure that our members and network of contacts are aware of this important project and all opportunities for public comment.

We hope that EPA will look favorably upon our application for funding. Please call me at 440.288.7440 if we can answer any questions regarding our support of this grant.

Sincerely,

Homer A. Virden  
Executive Director

cc: Evelyn France, Board Chairperson

**Attachment C**

**Documentation of Leveraged Funds**



## City of Elyria

*Ohio's Community of Opportunity*

Holly C. Brinda, MPA  
Mayor

Elyria City Hall  
131 Court Street, Suite 303  
Elyria, OH 44035

### Office of the Engineer

Phone	440.326.1444
Fax	440.326.1441
TTY-TDD	440.326.1548

December 9, 2014

Mayor Holly Brinda  
City of Elyria  
131 Court Street  
Elyria, Ohio 44035

**Subject:** Letter of Support for U.S. EPA Brownfield Assessment Grant

Honorable Mayor Brinda:

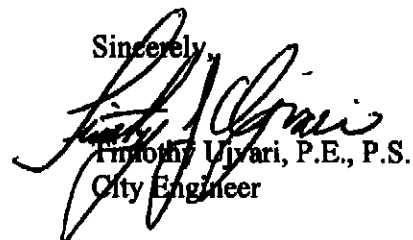
The City of Elyria is providing this letter as documentation of our commitment to provide in-kind resources in support of the U.S. EPA Brownfield Assessment grant application and project implementation.

Specifically, this Department will provide not less than 1225 hours of in-kind resources (City Engineer, Staff Engineer and Engineering staff) over the 3-year implementation period in the following areas:

- Selection and coordination in the qualifications-based process of an Environmental Consultant partner;
- Coordination with environmental agency representatives, health department and other officials;
- Assistance in site selection and prioritization of funding;
- Programmatic meetings with the public and with private property owners during community outreach activities; and
- Aid in programmatic administration (preparation of financial/payment submittals, quarterly reports, progress meetings, preparation and distribution of project information, etc.)

The total value of these in-kind services is approximately \$49,000, using an average hourly rate of approximately \$39.60.

Sincerely,



Timothy Urvari, P.E., P.S.  
City Engineer



Attachment D

Documentation for Special Considerations or Other Factors Checklist (Appendix 3)

**CONSORTIUM MEMBERSHIP AGREEMENT  
BETWEEN  
THE CITY OF ELYRIA, OHIO  
AND  
NORTHEAST OHIO SUSTAINABLE COMMUNITIES CONSORTIUM, INC.**

This Agreement is by and between the Northeast Ohio Sustainable Communities Consortium, Inc., an Ohio non-profit corporation, (or "Consortium"), and the City of Elyria, Ohio, an Ohio municipal corporation (or "Member") and is made and entered into this 29<sup>th</sup> day of December, 2011.

**WITNESSETH:**

Whereas, public, private and nonprofit sector institutions and leaders in Northeast Ohio have recognized it is essential to reach across boundaries and use our resources in a collaborative and mutually supportive manner to take strategic action for sustainable development; and

Whereas, in the late summer of 2010 many of the public and non-profit sector leaders who had been striving for a more comprehensive regional approach to planning and policy making found their ideas and aspirations corresponded very closely with the comprehensive planning grant program of the federal Interagency Council on Sustainable Communities and used their cumulative efforts and ideas to apply for a Sustainable Communities Planning grant; and

Whereas, in October 2010, a three-year grant of \$4.2 million was awarded by the United States Department of Housing and Urban Development ("HUD") to a consortium of local government and nonprofit organizations in Northeast Ohio through the Northeast Ohio Areawide Coordinating Agency ("NOACA") as formal applicant and fiscal agent; and

Whereas, an Ohio nonprofit corporation known as the Northeast Ohio Sustainable Communities Consortium, Inc. (Consortium) was organized to facilitate regional planning and create a community of practice among planners, governmental officials, nonprofit professionals and other interested citizens dedicated to making the region a better place for all of its citizens to live and work; and

Whereas, the parties recognize the success of this Sustainable Planning Program depends on the commitment of the Consortium members to devote their understanding, resources and personal participation to build the collaborative capacity of our region and develop a comprehensive strategy for our future; and

Whereas, the parties intend to offer themselves as a resource to one another in the development and execution of a sustainable communities plan with the conviction that the benefits to be derived from cooperation and collaboration will greatly exceed the individual efforts and resources they will expend individually; and

Whereas, the grant awarded by HUD requires a local match the consortium members have committed to provide through a variety of in-kind services, facilities and monetary contributions.

Now, therefore, in order to clarify their mutual commitments, articulate the content of their aspirations, establish a model for sustainable collaborative regional strategic planning, fulfill the spirit and letter of the comprehensive planning grant program and meet their commitment to provide the local funding match, and for the mutual promises and good and valuable consideration hereby given, each party agrees:



Commitments of Principle: Consortium members recognize the success of this Sustainable Planning Program depends on a commitment to devote their understanding, resources and personal participation to build the collaborative capacity of the region and develop a comprehensive strategy for its future. Therefore, the parties intend to offer themselves as a resource to one another in the development and execution of a sustainable communities plan with the conviction that the benefits to be derived from cooperation and collaboration will greatly exceed the individual efforts and resources they will expend. Each member of the Consortium hereby commits to:

- Offer itself as a resource to the sustainable communities planning process;
- Endeavor to increase the capacities of the institutions and individuals of our region to work together;
- Build a more collaborative approach to understand and plan for our region;
- Foster the attributes of cooperation, generosity, civility and honesty;
- Participate actively in the planning process by taking initiative to offer ideas, expertise, analysis and passion, and listen to the words and ideas of others with the intent of understand their purpose and the underlying meaning of their words;
- Value dialogue and suspend judgment long enough to learn from the perspective of others;
- Make best efforts to recruit individuals to serve on various Consortium committees and participate in community outreach events;
- Adopt an attitude of inclusion to encourage and accept the contributions of the broad constituency of institutions and citizens in the region;
- Act as an advocate of the Plan adopted by the Consortium both throughout Northeast Ohio and within the territory comprising the member's geographic territory;
- Abide by the Code of Regulations as adopted or amended by the membership in the Consortium.

Local Match Contributions: The grant awarded by HUD requires a local match. The original Consortium members had committed to provide the local match when the Sustainable Communities grant application was first submitted, when the structure of the Consortium was less formal. The Fund for our Economic Future provided a matching grant of up to \$0.5 million and the other consortium members pledged further between \$1.498 and \$2.045 million of in-kind commitments, \$69,000 from each Consortium member (other than the Fund for our Economic Future) for the three-year period of the grant (an average of \$23,000 per year). Consortium members are expected to be active participants in the planning process, and it is anticipated consortium members will be able to fulfill the monetary/in-kind commitments to this process, and exceed them, with planning, professional and administrative services and facilities they will contribute to the planning process.

The general rule for formal Consortium participation requires each participant to commit to an equal share of the local match. However, the Consortium recognizes some existing and prospective members may be unable or may become unable to make or fulfill the standard financial commitment. Therefore, in order to achieve the appropriate level of regional diversity, and to minimize the risk of diminishing resources among Consortium members, the Executive Committee will be empowered to consider reduced levels of financial participation for those entities that demonstrate limited capacity to meet a proportionate level of the local match, so long as the overall Sustainable Communities local match is maintained. The specific anticipated contribution commitment of existing and prospective Consortium members are set forth in the contribution chart attached as Exhibit A. This chart is a working document that will be developed in more detail as each member's capacity to contribute is clarified.

The City of Elyria, Ohio hereby commits to make its best good-faith effort to provide a proportionate share of the local match of \$69000 for the three-year period of the grant in in-kind contributions and services. Attached as Exhibit B is a more detailed description of the in-kind contribution the City of Elyria, Ohio anticipated it would be able to provide and an estimate its value. The City of Elyria, Ohio also agrees to track its in-kind services and other contributions to this effort using the reporting methods prescribed by the Consortium and to supply monthly reports during the time of the grant.

Section 3. Severability

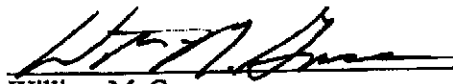
Invalidity or unenforceability of one or more provisions of this Agreement shall not affect any other provision of this Agreement unless agreed upon by the Member and the Consortium.

Section 4. Amendments


The Agreement may be amended only by written instrument signed by duly authorized representatives of the Member and the consortium.

IN WITNESS WHEREOF, the parties hereto have caused these premises to be duly executed as of the day and year first above written.

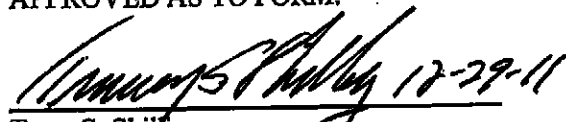
FOR City of Elyria:

  
William M. Grace  
Mayor  
12-29-11

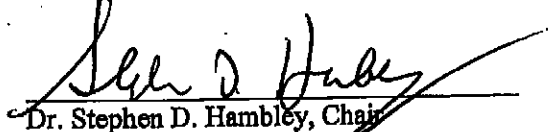
WITNESSES:

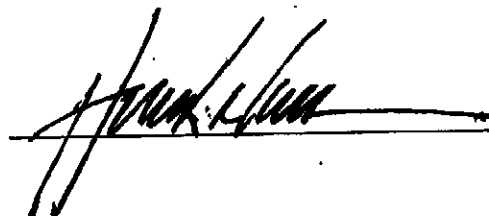


APPROVED AS TO FORM:

  
Terry S. Shilling  
Law Director  
12-29-11

FOR CONSORTIUM:

  
Dr. Stephen D. Hambley, Chair



**NORTHEAST OHIO SUSTAINABLE COMMUNITIES  
 CONSORTIUM MEMBERSHIP AGREEMENT**

**Exhibit A**

**Consortium Membership\* & Contribution List**

#	Members	Three-year Contribution	Description of Contribution
	<b>MPOs/Area-wide:</b>		
1	<b>AMATS</b>		
2	<b>Eastgate</b>		
3	<b>NOACA</b>		
4	<b>SCATS</b>		
5	<b>NEFCO</b>		
	<b>Counties:</b>		
6	<b>Ashtabula</b>		
7	<b>Cuyahoga</b>		
8	<b>Geauga</b>		
9	<b>Lake</b>		
10	<b>Lorain</b>		
11	<b>Mahoning</b>		
12	<b>Medina</b>		
13	<b>Portage</b>		
14	<b>Stark</b>		
15	<b>Summit</b>		
16	<b>Trumbull</b>		
17	<b>Wayne</b>		
	<b>Cities:</b>		
18	<b>Akron</b>		
19	<b>Ashtabula</b>		
20	<b>Canton</b>		
21	<b>Cleveland</b>		
22	<b>Elyria</b>	\$69,000	Participation of the Mayor and Director of Community Development in the Consortium's work; meeting facilities and off-street parking; financial contribution as required to supplement annual in-kind contribution,
23	<b>Lorain</b>		
24	<b>Warren</b>		
25	<b>Wooster</b>		
26	<b>Youngstown</b>		
	<b>Universities:</b>		
27	<b>CSU</b>		
28	<b>KSU</b>		
29	<b>UA</b>		

30	YSU		
31	Stark State		
	<b>Housing:</b>		
32	Akron		
33	Cuyahoga		
34	Lorain		
35	Stark		
36	Trumbull		
37	Youngstown		
	<b>Entities by Representation:</b>		
38	RTA (Cleve)		
39	Parks (Cleve)		
40	Health (Summit)		
	<b>Regional NGOs/Utilities</b>		
41	FFEF		
42	RPI		
43	Team NEO		
44	NEOTEC		
45	Dominion		
46	First Energy		
	<b>Community:</b>		
47	Summa Health		
48	Catholic Diocese of Youngstown		
49	Comm. Dev. Alliance		
50	ACTION		
51	Univ. Park Alliance		
52	NAACP Cleve		
53	Policy Bridge		
54	Nat. Hx. Museum		
55	Hispanic Rep.		
56	Wooster Ag. Research		

\*Existing (bold) and Proposed Members

NORTHEAST OHIO SUSTAINABLE COMMUNITIES  
CONSORTIUM MEMBERSHIP AGREEMENT

Exhibit B

Description of Anticipated Member Contribution

For  
Elyria, Ohio

1. Provide a detailed description of the in-kind planning, mapping and/or administrative services your entity may be able to provide to the Consortium as a contribution to the Northeast Ohio Sustainable Communities Planning grant process:

*In-kind services in the form of contributed time by the Mayor of the City of Elyria, Ohio and the city's Director of Community Development and other city staff as may, from time to time, be assigned. The City of Elyria recognizes that its ability to contribute the requested \$23,000 per year in in-kind services to the Consortium is limited. In recognition of this fact, the City of Elyria anticipates supplementing its in-kind services by offering its facilities to the Consortium and, as needed, making an annual financial contribution to support the work of Consortium.*

2. Provide the names of those individuals in your organization who would be available and possess the competencies to make the contributions described above. Include the rate (direct, fringe, and indirect) at which their services would be charged and the amount of their time that could be allocated to the functions listed above on a weekly or monthly basis:

*Mayor of the City of Elyria, Ohio*

Hourly Rate: \$48.99  
Fringe Benefits: \$12.47  
Time Allocation: 10%

*Angela Byington, Director of Community Development, Elyria, Ohio*

Hourly Rate: \$36.85  
Fringe Benefits: \$20.92  
Time Allocation: 5%

3. Describe any facilities and/or material support your organization may be able to provide to the Consortium to support the Sustainable Communities Work Plan

*The City of Elyria anticipates being able to furnish meeting space and off-street parking for Consortium activities at a reduced fee on a "space available" basis.*